

**Proposed Amendment to the  
North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan  
Matt Talbot Kitchen and Outreach**

**(Page 31a, of the North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan)**

**13. Matt Talbot Kitchen and Outreach**

**Project Description**

Matt Talbot Kitchen & Outreach will utilize the existing facility at 2121 N. 27<sup>th</sup> Street, the old Carnegie Library, and complete construction of a new facility to comprise a total of approximately 12,000 square feet.

Matt Talbot Kitchen & Outreach, Lincoln's largest provider of free nutritious meals and outreach services to the working poor and homeless, is planning to relocate to the larger facility to implement its long-range Strategic Plan. The main goal of that plan is to obtain a desirable facility to provide and expand Hunger Relief, Outreach, and Prevention Services to improve the quality of life of clients and move those who are able toward self-sufficiency. In relocating, the agency will alleviate extreme over crowding for guests and volunteers, address efficiency for storage and service provision, and expedite the Antelope Valley revitalization plans for the area at their current location at 19<sup>th</sup> and R Streets. With the new location, Matt Talbot seeks to accomplish its mission in an area that meets the majority of their criteria for access, space needs and proximity to other service providers.

The project will include renovation of the existing building and construction of an additional approximately 9,000 square foot building, and related parking. The property is currently owned by the City of Lincoln and will be conveyed to Matt Talbot Kitchen & Outreach through the negotiated redevelopment agreement process. Ownership of the Carnegie Library building will also be negotiated through the redevelopment agreement process. If the building is sold, formal protection of the historic building will be required either through landmark designation or a preservation easement prior to leaving City ownership.

Public investment may assist in eligible project expenditures, which may include land sale, site preparation, and public infrastructure.

**Statutory Elements**

**A. Property Acquisition, Demolition, and Disposal**

The City of Lincoln currently owns the property. No public acquisition of private property or relocation of families or businesses is necessary to accomplish this project. No

building demolition will occur. Property disposal will be negotiated through the redevelopment agreement process and may include a long term lease or purchase option.

**B. Population Density**

The proposed development at the project site contains no residential units and no residential units are envisioned. The project will not affect population density in the project area.

**C. Land Coverage**

With the exception of the approximately 3,000 square foot Carnegie Library building, the project site is currently vacant. Construction of the new building will increase land coverage somewhat. Plans may include a two-story building with a footprint of approximately 5,000 square feet. Therefore, the impact to floor to area ratio would be minimal.

**D. Traffic Flow, Street Layouts, and Street Grades**

It is anticipated that the project will increase traffic but the adjacent arterial street, 27<sup>th</sup> Street, is adequate to handle the increase. There is no impact to street layouts or street grades.

**E. Parking**

Private parking will be developed as a part of the project. The project will require rezoning (see below) and the project will meet or exceed the parking requirements.

**F. Zoning, Building Code, and Ordinances**

The project site is currently zoned P. The project will include a change of zone request to I-1 to be consistent with surrounding zoning.

**G. Financing**

The estimated total cost to implement this redevelopment project is approximately \$2 million which includes approximately \$400,000 of public investment. The source of public funds for these improvements will be Community Improvement Financing, estimated to be \$400,000 generated from private development within the North 27<sup>th</sup> Street Redevelopment Area.

Following is a preliminary site plan, subject to change.



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair  
 Planning Department Lincoln, Nebraska 68508 City-County  
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

January 2, 2009

TO: Neighborhood Associations/Organizations  
 Bob Workman, Chair, Lancaster County Board of Commissioners  
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools  
 Educational Service Unit #18, c/o David Myers  
 Board of Regents, University of Nebraska-Lincoln  
 President, Southeast Community College  
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 08027**  
**(Proposed amendment to the North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan)**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08027**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment is for the "Matt Talbot Kitchen and Outreach Project" to renovate the existing Carnegie Library and construct an additional approximately 9,000 square feet building and related parking. The Project Area is located at 2121 North 27<sup>th</sup> Street. The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan Area is generally bounded by N Street on the south, 23<sup>rd</sup> street on the west, Leighton Avenue on the north and 31<sup>st</sup> Street on the east. A copy of the proposed amendment is attached for your information. The Planning Commission action is a recommendation to the City Council.

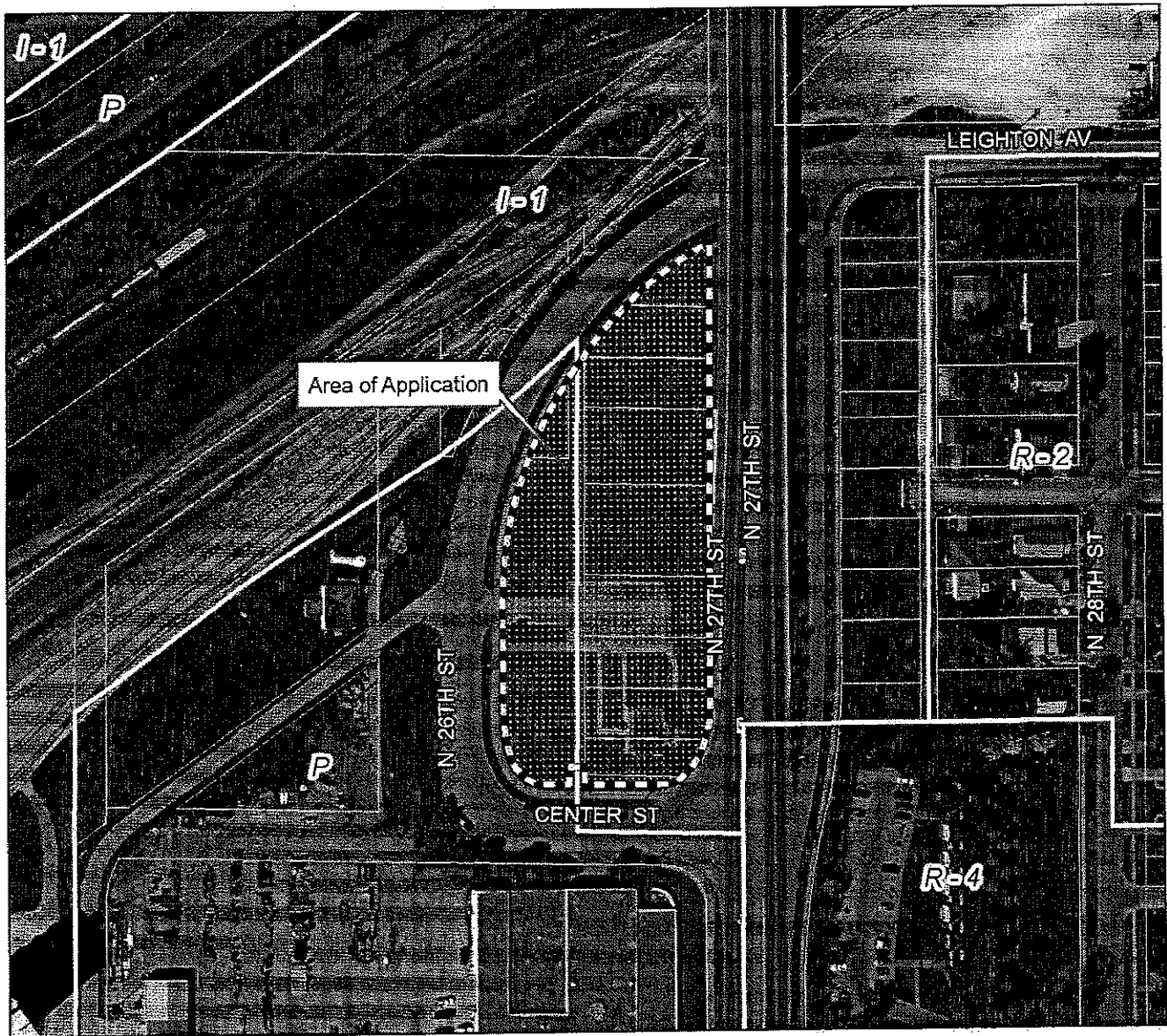
A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, January 14, 2009**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-7606 or [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov); or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov). You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov), or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, January 8, 2009, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword = pcagenda).

Sincerely,

  
 Jean Preister  
 Administrative Officer

cc: David Landis, Urban Development  
 Wynn Hjermstad, Urban Development  
 Ernie Castillo, Urban Development  
 Rick Peo, Chief Assistant City Attorney  
 Norm Agena, County Assessor



2007 aerial

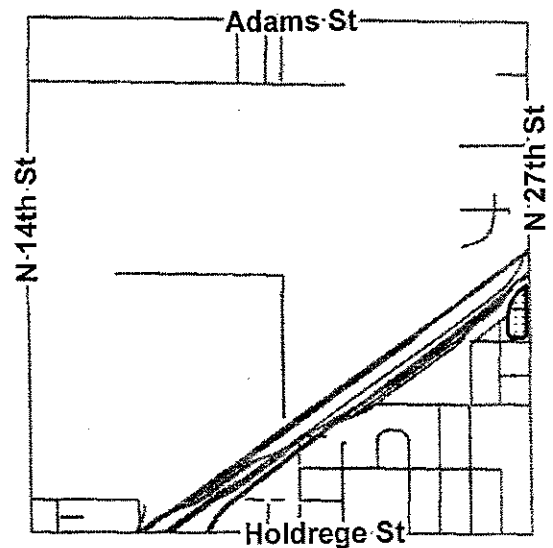
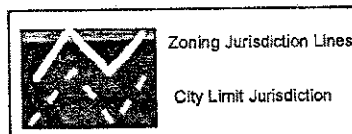
## Comp Plan Conformance #08027

N 27th & Center St

Zoning:

One Square Mile  
Sec. 13 T10N R06E

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District



Dave Landis  
Urban Development

Ernie Castillo  
Urban Development

Dr. E. Susan Gourley, Superintendent  
Lincoln Public Schools  
5901 "O" Street  
Lincoln, NE 68510

University of Nebraska-Lincoln  
c/o Linda Cowdin, UNL Property Management  
1901 Y Street  
Lincoln, NE 68588

Glenn Johnson  
Lower Platte South NRD  
P.O. Box 83581  
Lincoln, NE 68501

Norm Agena  
County Assessor

Wynn Hjermstad  
Urban Development

~~Bob Workman~~, Chair **BERNIE HEIER**  
Lancaster County Board of Commissioners

Educational Service Unit #18  
c/o David Myers  
5901 O Street  
Lincoln, NE 68510

President  
Southeast Community College  
8800 "O" Street  
Lincoln, NE 68520

Rick Peo  
Chief Assistant City Attorney

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ATTACHMENT "C"



Near South Neigh. Assn.  
P.O. Box 80143  
Lincoln, NE 68501

Gail Anderson  
University Place Community Org.  
1930 N. 60 St.  
Lincoln, NE 68505

Barbara Arendt  
Downtown Neigh. Assn.  
800 P St. Ste. 202  
Lincoln, NE 68508

JoAnn Asch  
Antelope Park Neigh. Assn.  
3035 Franklin Street  
Lincoln, NE 68502

Scott Baird  
Near South Neigh. Assn.  
1932 S. 24 St.  
Lincoln, NE 68502

~~Brenda Bergman  
Downtown Lincoln Association  
206 S. 13 St. Ste. 101  
Lincoln, NE 68508~~

Kevin Bernadt  
40 & A Neigh. Assn.  
4140 Washington St.  
Lincoln, NE 68506

John and Carol Brown  
Landon's Neigh. Assn.  
2201 Elba Cir  
Lincoln, NE 68521

Malinda Burk  
University Place Community Org.  
1546 N 60th Street  
Lincoln, NE 685805

Ed Caudill  
North Bottoms Neigh. Assn.  
1223 N. 9 St. Unit 100  
Lincoln, NE 68508

Barbara Cornelius  
Hartley Neigh. Assn.  
3149 R Street  
Lincoln, NE 68503

Sharon Doll  
University Place Community Org.  
2909 N. 56 St.  
Lincoln, NE 68504

Curt Donaldson  
Hartley Neigh. Assn.  
2860 R Street  
Lincoln, NE 68503

Gloria Eddins  
Clinton Neigh. Org.  
1700 N. 29th St.  
Lincoln, NE 68503

James Garver  
Near South Neigh. Assn.  
815 Elmwood Ave.  
Lincoln, NE 68510

Mike Gengler  
Woods Park Neigh. Assn.  
442 S. 28 St.  
Lincoln, NE 68510

Ray Gobber  
40 & A Neigh. Assn.  
1436 Sunburst Lane  
Lincoln, NE 68506

Lisa Good  
Antelope Park Neigh. Assn.  
3036 Franklin Street  
Lincoln, NE 68502

Bob Hackwith  
Landon's Neigh. Assn.  
4210 N. 23 St.  
Lincoln, NE 68521

Lois Haupt  
University Place Community Org.  
4212 Knox St.  
Lincoln, NE 68504

Mike James  
Woods Park Neigh. Assn.  
145 S. 28 St.  
Lincoln, NE 68510

Sandra Johnson  
Woods Park Neigh. Assn.  
639 S. 30 St.  
Lincoln, NE 68510

Ralph Johnson  
Hartley Neigh. Assn.  
819 N. 33 St.  
Lincoln, NE 68503

Cherie Krueger  
East Campus Community Org.  
1115 N. 44 St.  
Lincoln, NE 68503

Tracy Lines  
40 & A Neigh. Assn.  
1001 S. 37 St.  
Lincoln, NE 68510

Renee Malone  
Clinton Neigh. Assn.  
1408 N. 26 St.  
Lincoln, NE 68503

Becky Martin  
Woods Park Neigh. Assn.  
338 S. 29 St.  
Lincoln, NE 68510

Annette McRoy  
North Bottoms Neigh. Assn.  
1142 New Hampshire St.  
Lincoln, NE 68508

Barb Morley  
Malone Neigh. Assn.  
700 N. 24  
Lincoln, NE 68503

Rick Noyes  
Downtown Neigh. Assn.  
119 S. 9th St.  
Lincoln, NE 68508



Ed Patterson  
Malone Neigh. Assn.  
700 N. 24 St.  
Lincoln, NE 68503

Richard Patterson  
Woods Park Neigh. Assn.  
230 S. 29 St.  
Lincoln, NE 68510

Jesse Payne  
Malone Community Center  
2032 U St.  
Lincoln, NE 68503

Dean Phelps  
East Campus Community Org.  
3837 Apple St.  
Lincoln, NE 68503

~~Brenda Pool  
Downtown Lincoln Association  
206 S. 13 St. Ste. 101  
Lincoln, NE 68508~~

Cletia Price  
Antelope Park Neigh. Assn.  
1810 Jefferson Avenue  
Lincoln, NE 68502

~~Heather Rempe  
Downtown Lincoln Association  
206 S. 13 St. Ste. 101  
Lincoln, NE 68508~~

Dennis Restau  
Antelope Park Neigh. Assn.  
2724 Sumner St.  
Lincoln, NE 68502

Coleen Seng  
University Place Community Org.  
6101 Walker Ave  
Lincoln, NE 68505

Dean Settle  
Downtown Neigh. Assn.  
128 N. 13th St. #404  
Lincoln, NE 68508-1501

Frank Smith  
North Bottoms Neigh. Assn.  
1117 Claremont  
Lincoln, NE 68508

Ted Triplett  
Belmont Community Organization  
4420 N. 14 St.  
Lincoln, NE 68521

Terry Uland  
Downtown Lincoln Association  
206 S. 13 Street Ste. 101  
Lincoln, NE 68508

Duane Wendelin  
Sunset Acres Neigh. Assn.  
4110 N. 42 St.  
Lincoln, NE 68504



ATTACHMENT "D"

Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair  
Planning Department Lincoln, Nebraska 68508 City-County  
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

January 23, 2009

TO: Neighborhood Associations/Organizations  
Bernie Heier, Chair, Lancaster County Board of Commissioners  
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools  
Educational Service Unit #18, c/o David Myers  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan**  
(2121 North 27<sup>th</sup> Street)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, February 9, 2009, at 1:30 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

The proposed amendment adds the "Matt Talbot Kitchen and Outreach Project" to renovate the existing Carnegie Library and construct an additional approximately 9,000 square feet building and related parking. The Project Area is located at 2121 North 27<sup>th</sup> Street. The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan Area is generally bounded by N Street on the south, 23<sup>rd</sup> street on the west, Leighton Avenue on the north and 31<sup>st</sup> Street on the east. You were previously provided with a map and a copy of the proposed amendment.

On January 14, 2009, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the **North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08027).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-7606 or [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov)), or the Planning Department staff planner, Tom Cajka (441-5662 or [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on February 2, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, January 29, 2009.

Sincerely,

Jean Preister  
Administrative Officer

cc: Dave Landis, Urban Development  
Wynn Hjermstad, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Susanne Blue, Executive Director, Matt Talbot Kitchen, 1911 R Street, 68503  
Shawn Ryba, NeighborWorks Lincoln, 2121 N. 27<sup>th</sup> Street, 68503  
Casey Conrad, North 27<sup>th</sup> St. Business and Civic Assn. <[casey.conrad@gmail.com](mailto:casey.conrad@gmail.com)>

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 23, 2009 AND FRIDAY, January 30, 2009:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, February 9, 2009, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the **North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan** adding the "Little Saigon Commercial Development Project" for an approximately 8,400 square feet commercial/retail building, on property legally described as Lots 3-7, Block 8, Tresters Addition, generally located at N. 26<sup>th</sup> Street and W Street.
2. A resolution approving and adopting a proposed amendment to the **North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan** adding the "Matt Talbot Kitchen and Outreach Project" for the renovation of the existing Carnegie Library located at 2121 North 27<sup>th</sup> Street, and the construction of a new facility of approximately 9,000 square feet, on property legally described as Lots 6-11, Block 1, and Lots 1-11 and 14-24, Block 3, Deerfield Addition, generally located at N. 27<sup>th</sup> Street and Center Street.
3. A resolution approving and adopting a proposed amendment to the **Antelope Valley Redevelopment Plan** adding the "Antelope Village Project", consisting of an office/condominium building of approximately 18,000 square feet for the NeighborWorks Lincoln office space, a community room, workout facilities and 8 to 10 condo units on the second and third floors, and 18 townhomes for home ownership, on property legally described as Block 17, Kinneys O Street Addition, generally located between 23<sup>rd</sup> and 24<sup>th</sup> Streets, P and Q Streets.

Joan Ross  
City Clerk